

# Spring Creek Corporate Campus

## THE SPRING CREEK CORPORATE CAMPUS

serves as the second phase of the Business Center at College Station. Composed of approximately 240 developable acres, the new Business Center is located on the Northeast corner of State Highway 6 and Greens Prairie Road. Master planning is complete. A 100-plus acre green-belt which surrounds most of the Campus will provide a buffer between the new development and adjacent land uses which include the Pebble Creek Country Club. Hike and bike trails will run the length of the green-belt.

Utilities include significant water, wastewater and electric capacity and close proximity to two electric substations. Additionally, natural gas is present on site as well as fiber optics and DSL.

### FOR MORE INFORMATION CONTACT:

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The information contained herein is believed to be correct. However, no warranty or representation is made. Property is subject to prior lease, sale, or withdrawal from the market without notice.



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## Available Tracts

Sites available in the Spring Creek Corporate Campus range from 7 to approximately 100 acres. All sites are zoned platted and will have complete utilities including fiber optics.

## Site Features

- Highly educated workforce (Texas A&M University had in excess of 1,900 business graduates and 1,800 engineering graduates in 2002).
- Access to Texas A&M University faculty and researchers
- Located in the center of the Houston, Dallas, San Antonio Triangle with one-hour driving times to Houston and Austin
- Below market land sales to qualifying companies

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